



Berhilholme Hull Road, Osgodby, YO8 5HG

Deceptively Spacious Detached Family Home | 2190.6 sq ft | Four Double Bedrooms | Two Ensuites & Downstairs WC | Driveway Parking for Multiple Cars | Sought After Village Location | Viewing Highly Recommended To Appreciate Space On Offer

- Deceptively Sizable Detached
- Gas Central Heating
- Council Tax Band - E
- Viewing Highly Recommended
- Four Double Bedrooms with Two En-suites & Downstairs WC
- Freehold
- Sought After Village Location
- Driveway Parking for Multiple Cars & Garage with Workshop Space
- EPC Rating - C
- Ideal Family Home

Offers Over £380,000

Jigsaw Move are pleased to welcome to the market this highly deceptive detached house on Hull Road, Osgodby. This property boasts a charming character, offering a perfect blend of classic and modern features.

As you step inside, you'll be greeted by a sizeable lounge reception rooms and spacious kitchen diner ideal for entertaining guests or simply relaxing with your family. With four bedrooms and three bathrooms, there's plenty of space for everyone to enjoy their own privacy and comfort.

The property also boasts a separate utility and downstairs WC with a further study reception room or playroom for the children. Enjoy your morning coffee in the lovely conservatory, overlooking the well-maintained and good sized garden.

One of the highlights of this property is the deceptively spacious layout from the offset, providing ample room for all your needs. The garage with a separate workshop space is a handy addition for those who enjoy DIY projects or need extra storage space.

To the first floor the property present four double of which the master and second bedroom feature their own en-suites. The bathroom details a separate shower and freestanding bath tub.

Located in a desirable area, this property offers multiple vehicle parking, making it convenient for you and your guests. Don't miss out on the opportunity to make this house your home - it's truly one not to be missed!

The property is situated within the very desirable village location of Osgodby. This sought after village hosts a range of local amenities including; Garden center with cafe, public house, takeaway, hair salon and Methodist church. While the town of Selby boasts a number of high street stores, independent shops, weekly Monday market, bars and restaurants. Osgodby is an ideal location when commuting to Selby, York and Leeds as it is close to all major networks.

This well presented property would make the ideal family home and we recommend an early internal inspection to avoid missing out!

EPC Rating - C
Council Tax Band - E

GROUND FLOOR ACCOMMODATION

Entrance Porch

Lounge 9'10" x 23'10" (2.99m x 7.26m)

Hallway

Kitchen/Diner 10'9" x 23'10" (3.27m x 7.26m)

Utility 5'4" x 5'9" (1.63m x 1.75m)

Study 9'7" x 5'9" (2.91m x 1.75m)

WC

Conservatory

Porch

FIRST FLOOR ACCOMMODATION

Landing

Bedroom 1 12'4" x 15'3" (3.77m x 4.66m)

En-suite

Bedroom 2 11'5" x 12'10" (3.47m x 3.92m)

En-suite

Bedroom 3 13'10" x 10'8" (4.22m x 3.24m)

Bedroom 4 4'2" x 8'3" (1.28m x 2.51m)

Family Bathroom

EXTERNAL



Garage

Workshop

COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS

Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

UTILITIES MATERIAL INFORMATION

Electricity supply – Mains

Water supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Broadband – FTTP

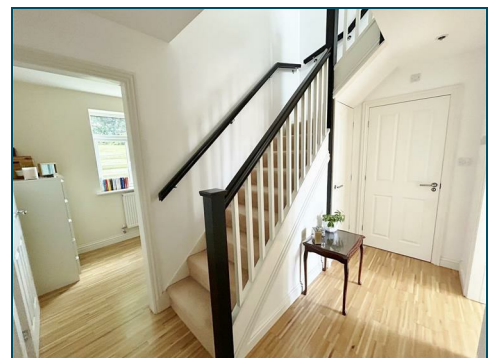
Mobile signal/coverage is good in this area

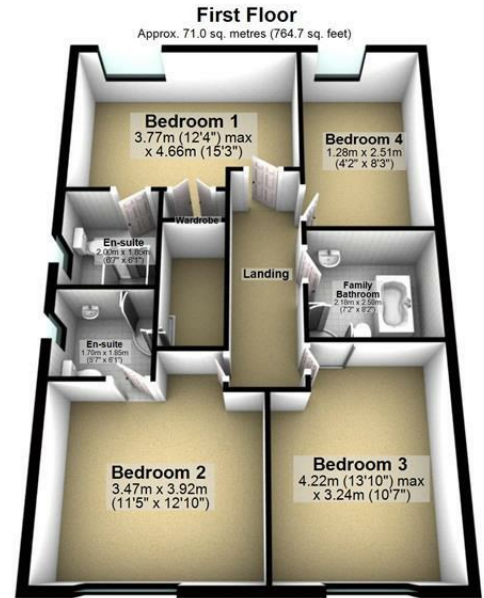
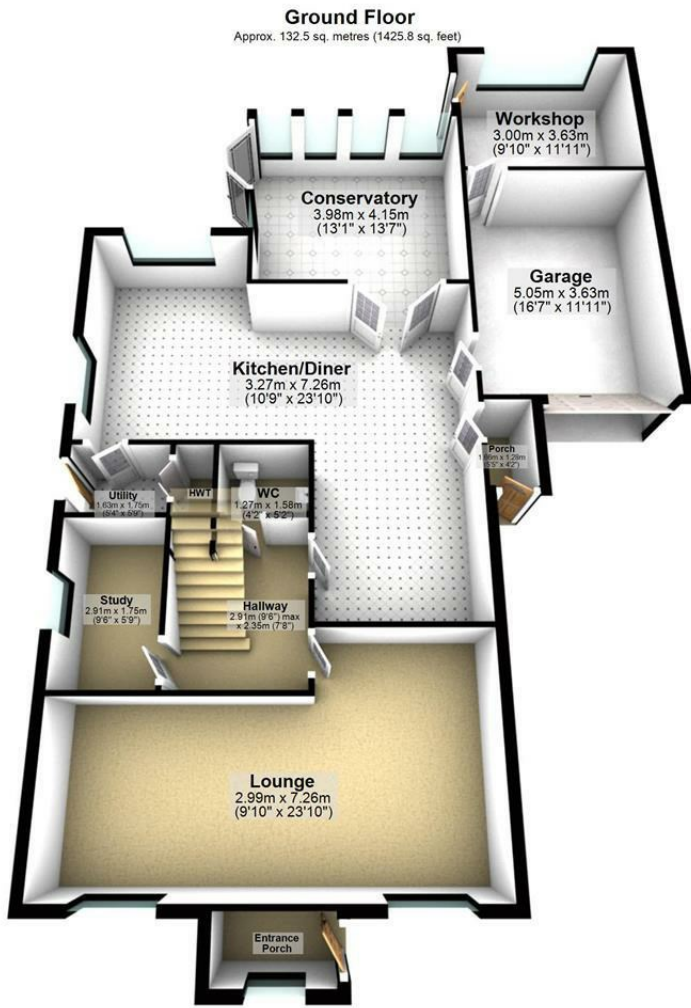
VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

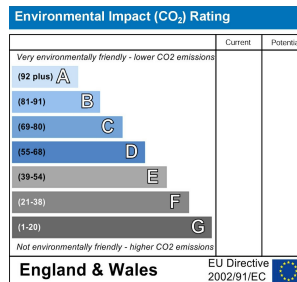
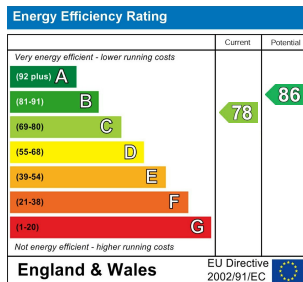
WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.





Total area: approx. 203.5 sq. metres (2190.6 sq. feet)



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